

ATTACHMENT J.11

CMC RFP Frequently Asked Questions

CMC RFP Questions and Answers

Question	Answer
1. Building Name and address.	Roosevelt Senior High School 4301 13 th street NW Washington DC
2. What is the building gross Sq. Ft.	331,000 Sq. Ft.
3. What type HVAC system is used at this site?	See Selection below
Low Pressure Steam boilers with through the wall A/C units or window units	N/A
Hot Water Boilers with through the wall or window units for A/C	N/A
Two pipe system with chillers, boilers, air handlers / fan coil units and cooling towers	N/A
Four pipe system with chillers, boilers, air handlers / fan coil units and cooling towers	N/A
Water source heat pumps with boilers and cooling towers	N/A
Variable flow refrigerant systems. Air to air or water source with cooling towers. These can also be Geo-Thermal.	Yes
Air to Air split systems heat pumps or split system A/C with electric heat	Yes
Geo-thermal systems	Yes
4. Number of chillers and their capacity and type	N/A
5. Number of boilers and their capacity and type	N/A
6. Number of cooling towers and their type	See Drawings
7. Domestic water heating system type and capacity.	Solar Hot Water System
8. Does the domestic hot water system utilize passive solar collectors?	Yes
9. Emergency generator types, make and capacity?	See Drawings
10. How many emergency power transfer switches are on this site?	See Drawings
11. Are there Fire Pumps at this facility and what is their capacity?	Yes
12. Will the CMC be responsible for Fire alarm system testing?	Yes
Number of audible and strobes devices?	See Drawings

Number of initiating devices?	See Drawings
Number of smoke control fans?	See Drawings
13. Wet Sprinkler system. Number of zones or risers?	Yes. See drawings for risers
14. Dry Pipe sprinklers system. Number of dry pipe valves?	See Drawings
15. Will the CMC be responsible for kitchen hood systems? How many?	Yes See equipment list
16. Are there ansul or cardox fire suppression hood systems?	Yes
17. Are there any pre-action dry pipe systems on site?	No
18. Will the CMC be responsible Cafeteria equipment?	Yes
What amperage and voltage is the main electrical switch gear? How many?	See Electrical drawings
19. Will the CMC be responsible for swimming pool and equipment? How many pools and pool size?	Yes
20. Will a full time certified pool operator be required during pool operating hours?	Yes
21. Will the CMC be responsible for UPS system maintenance? If so what is the make and capacity?	See Electrical drawings
22. Does the UPS utilize wet or dry battery backup?	See Drawings
23. Will the CMC be responsible for window cleaning?	Yes
24. Are there roof anchors for window cleaning?	Yes
25. Will the CMC be responsible for a green roof? How many Sq. Ft?	See Drawings
26. Will the CMC be responsible for structural repairs?	Yes
27. Will the CMC be responsible for sidewalk and parking lot repairs?	Yes
28. Will the CMC be responsible for exterior lighting repairs?	Yes
29. Will the CMC be responsible for Track and Field, stadium structures and bleachers?	Yes
30. Can a CMC staff member become certified to manage the pools?	Yes

31. Will the CMC handle landscaping?	Yes
32. Will DGS provide electronic and hard copies of landscaping drawings?	Yes
33. Will DGS provide electronic and hard copied of architectural, civil, mechanical, plumbing and electrical drawings?	Yes
34. Will the CMC be required to service and maintain lab fume hoods?	Yes
35. Will the CMC be responsible for all snow removal?	Yes
36. Will the CMC be responsible for exterior irrigation systems?	Yes
37. Will the CMC be responsible for rain water cistern systems?	Yes
38. Will the CMC be responsible for gray water systems?	Yes
39. Will the CMC be responsible for any retention ponds?	See Drawings
40. Will the CMC handle all recycling and trash removal?	Yes
41. How many waste generators are there at this site?	One
42. How many elevators are at this site? Provide make and type (hydraulic or hoist types)	See Drawings
43. Will the CMC be responsible for fire extinguishers inspections? How many fire extinguishers are there at this site?	Yes
44. Will the CMC be responsible for Pest Control?	Yes
45. Will the CMC provide janitorial services?	No
46. How many back flow preventers are at this site?	See Drawings
47. How many pressure vessels are at this site?	See Drawings
48. What type of building automation systems is used on site?	DDC
49. Does the building have a lighting control system?	Yes
50. Does the site use day light harvesting systems?	Yes

51. Will the CMC be responsible for HVAC system water treatment?	Yes
52. Does DGS provide a scope for water treatment such as chemicals used and the level of each chemical in the system?	No
53. Does the CMC maintain any loading dock levelers or other lift systems at this site?	Yes
54. What is the expected contract start date?	February 1, 2016
55. Will the CMC be required to do infra- red testing of the building electrical systems? If so, how often?	Yes
56. Will the CMC be required to do Eddy Current Tests? How often	N/A
57. If equipment of any type is added to the CMC responsibility, will DGS adjust the contract price to accommodate the change?	Yes
58. Will the contractor staff be provided parking?	Yes
59. Will the CMC be responsible for roll up doors? If so, how many?	Yes

ATTACHMENT J.12

Roosevelt Senior High School Construction Drawings Weblink

Construction Drawing Link for Roosevelt Senior High School

<ftp://ftpserver.srsmoot.com/Submittals/>

Username: roosevelt

Password: school

ATTACHMENT J.13

Past Performance Evaluation

PAST PERFORMANCE EVALUATION FORM
(Check appropriate box)

OFFEROR _____

Performance Elements	Excellent	Good	Acceptable	Poor	Unacceptable
Quality of Services/ Work					
Timeliness of Performance					
Cost Control					
Business Relations					
Customer Satisfaction					

1. Name and Title of Evaluator: _____
2. Signature of Evaluator: _____
3. Name of Organization: _____
4. Telephone Number of Evaluator: _____
- E-mail address of Evaluator: _____
5. State type of service received: _____
6. State Contract Number, Amount and Period of Performance _____
7. Remarks on Excellent Performance: Provide data supporting this observation. Continue on separate sheet if needed)
8. Remarks on unacceptable performance: Provide data supporting this observation. (Continue on separate sheet if needed)

RATING GUIDELINES

Summarize Contractor performance in each of the rating areas. Assign each area a rating of 0 (Unacceptable), 1 (Poor), 2 (Acceptable), 3 (Good), 4 (Excellent), or ++ (Plus). Use the following instructions a guidance in making these evaluations.

	Quality Product/Service <ul style="list-style-type: none"> -Compliance with contract requirements -Accuracy of reports -Appropriateness of personnel -Technical excellence 	Cost Control <ul style="list-style-type: none"> -Within budget (over/under target costs) -Current, accurate, and complete billings -Relationship of negated costs to actual -Cost efficiencies -Change order issue 	Timeless of Performance <ul style="list-style-type: none"> -Meet Interim milestones -Reliable -Responsive to technical directions -Completed on time, including wrap-up and -contract administration -No liquidated damages assessed 	Business Relations <ul style="list-style-type: none"> -Effective management -Businesslike correspondence -Responsive to contract requirements -Prompt notification of contract problems -Reasonable/cooperative -Flexible -Pro-active -effective contractor recommended solutions -Effective small/disadvantaged business subcontracting program
0. Zero	Nonconformances are comprises the achievement of contract requirements, despite use of Agency resources	Cost issues are comprising performance of contract requirements.	Delays are comprising the achievement of contract requirements, Despite use of Agency resources.	Response to inquiries, technical/ service/administrative issues is not effective and responsive.
1, Unacceptable	Nonconformances require major Agency resources to ensure achievement of contract requirements.	Cost issues require major Agency resources to ensure achievement of contract requirements.	Delays require major Agency resources to ensure achievement of contract requirements.	response to inquiries, technical/ service/administrative issues is marginally effective and responsive.
2. Poor	Nonconformances require minor Agency resources to ensure achievement of contract requirements.	Costs issues require minor Agency resources to ensure achievement of contract requirements.	Delays require minor Agency resources to ensure achievement of contract requirements.	Responses to inquiries, technical/ service/administrative issues is somewhat effective and responsive.
3. Acceptable	Nonconformances do not impact achievement of contract requirements.	Cost issues do not impact achievement of contract requirements.	Delays do not impact achievement of contract requirements.	Responses to Inquires, technical/ service/administrative issues is usually effective and responsive.
4. Good	There are no quality problems.	There are no cost issues.	There are not delays.	Responses to inquiries, technical/ service/administrative issues is effective and responsive,
5. Excellent	The contractor has demonstrated an exceptional performance level in some or all of the above categories.			